

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602
November 21, 2013
1:00 P.M.
Minutes

PRESENT

Martin Cabrera
Les Bond
Andrew Mooney
Olga Camargo
Linda Searl
Euclid Walker
Michael Kelly
Patricia Scudiero
Bishop John R. Bryant
Alderman Walter Burnett
Alderman Thomas Tunney

ABSENT

Terry Peterson
Doris Holleb
Gabe Klein
George Migala
Smita Shah
Daniel Sih
Alderman Joseph Moore
Alderman Ray Suarez
Alderman Daniel S. Solis
Alderman Edward Burke

- I. The Vice-Chairman called the meeting to order at 1:08 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with eight members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on October 17, 2013.
- III. The Minutes of the October 17, 2013 Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 and 2, under Negotiated Sales, and item number 3 under Acquisitions and Dispositions were approved by an omnibus vote of 8-0.**

Negotiated Sales

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 615 West Division Street. (13-071-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6424-34 South Woodlawn Avenue. (13-072-21)

Acquisitions and Dispositions

3. A resolution recommending the disposition of two City-Owned Parcels to Neighborspace for the development and ownership of the “SRB Community Spirit Garden” at 5572 West Higgins Street and 4935 North Central Avenue. (13-073-21)

- D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:
 1. A proposed map amendment in the North Branch Industrial Corridor, submitted by 2230 Elston, LLC., for the property generally located at 2206-2244 North Elston Avenue. The Applicant proposes to rezone the property from M2-3 (Light Industry District) to C3-3 (Commercial, Manufacturing and Employment District), in order to permit the expansion of a previously established and licensed day care center, within the existing building at this location. **Approved 11-0, Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Kelly, Mooney, Scudiero, Searl, Tunney, Walker, and Cabrera.**

 2. A proposed technical amendment to Business Planned Development No. 402, submitted by co-applicants Mayfair Plaza 63, LLC. and Glendale 2012 LLC., for the property generally located at 4800-4852 N. Pulaski Road and 4000-4030 W. Lawrence Avenue. The Applicant is proposing to amend the previously approved planned development by removing the prohibition on the specific retail use of mattress sales within the planned development. The Applicant is not proposing a change to any other aspects of this planned development, prior to re-establishing Planned Development No. 402, as amended. **Approved 11-0, Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Kelly, Mooney, Scudiero, Searl, Tunney, Walker, and Cabrera.**

 3. A proposed Waterway Business Planned Development submitted by WR400 Acquisition LLC, WR400 Acquisition B LLC, and 400 W. Randolph Investor LLC, for the property generally located at 400-422 W. Randolph Street, 403-423 W. Lake Street and 150 N. Riverside. The applicant proposes to rezone the site from DX-16, Downtown Mixed-Use District to a Waterway Business Planned Development. The applicant proposes to construct an office building with retail space, open space, river walk, and accessory parking. The site is improved with several sets of railroad tracks and a small maintenance shack. **Approved 11-0, Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Kelly, Mooney, Scudiero, Searl, Tunney, Walker, and Cabrera.**

 4. A proposed Business Planned Development application submitted by Chicago Neighborhood Initiatives, Inc. on behalf of the City of Chicago for the property generally located at 6220 – 6258 South Halsted Street and 800 – 856 West 63rd Street. The applicant proposes to construct a commercial development with four buildings containing up to approximately 117,000 square feet, plus accessory surface parking, on an approximately 5.4-acre site. The applicant proposes to rezone the property from C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District prior to establishing the Institutional Planned Development. **Approved 11-0, Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Kelly, Mooney, Scudiero, Searl, Tunney, Walker, and Cabrera.**

 5. A proposed amendment to Entertainment and Spectator Sports Planned Development Number 958, as amended, submitted by Mayor Rahm Emanuel for the properties

generally located at 1060 West Addison Street; 3614-3640 North Clark Street; 3639-3659 North Clark Street; 3701-3709 North Clifton Avenue; and 1101-1103 West Waveland Avenue. The purpose of the amendment is to provide for various amendments to the planned development approved by City Council on July 24, 2013, including without limitation, to remove a previously proposed pedestrian bridge over Clark Street; remove a previously proposed deck over Patterson Street; shift the hotel entrance from Patterson Street to Clark Street; allow for street vacations to Wrigley Field of an additional 10 feet on Sheffield Avenue and 5 inches on Waveland Avenue resulting in minor changes to the bulk table, adjustments to the planned development signage matrix, and other matters set forth therein. The project's boundaries will remain the same and the zoning will remain Entertainment and Spectator Sports Planned Development Number 958, as amended. Wrigley Field is a designated Chicago Landmark. **Approved 10-0-1, with Commissioner Tunney recusing himself, Yeas – Commissioners Bond, Bryant, Burnett, Camargo, Kelly, Mooney, Scudiero, Searl, Walker, and Cabrera.**

Adjournment: **3:05 PM**